



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT/ OWNER: B&A Planning Group & Pollyco (Langdon North) Development Ltd./ Pollyco (Langdon North) Development Ltd.	DATE APPLICATION RECEIVED: PL20210185 received on November 19, 2021 PL20220005 received on January 28, 2022 Considered complete on March 29, 2022								
GROSS AREA: PL20210185: ± 46.87 hectares (± 115.83 acres) PL20220005: ± 127.29 hectares (± 314.54 acres)	LEGAL DESCRIPTION: A Portion of NE & SE-15-23-27-W04M								
SOILS (C.L.I. from A.R.C.): <p>Class 3M,D,H70 7W,N30 – 70% of land in the quarter section to the north contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, and temperature. The remaining 30% of the land has no capability for crop production due to excessive wetness/poor drainage and high salinity.</p> <p>Class 3M,D,H – The quarter section to the south contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, temperature.</p> <p>Class 5 W,N – A portion of land within the quarter section to the south contains soil with very severe limitation for crop production due to excessive wetness/poor drainage, and high salinity.</p> <p>Class 2H,M75 7W,N25 – The rest of land within the subject lands contains soil with slight limitation for crop production due to temperature, low moisture holding, adverse texture, excessive wetness/poor drainage, and high salinity.</p>									
HISTORY: <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 20%;">June 22, 2020</td> <td>Re-submission of the Bridges of Langdon Phase 1 subdivision application (PL20200048) was approved under the new Transportation Off-Site Levy Bylaw, Stormwater Off-Site Levy Bylaw, and Water and Wastewater Off-Site Levy Bylaw.</td> </tr> <tr> <td style="vertical-align: top;">October 24, 2017</td> <td>Bridges of Langdon Phase 1 subdivision application (PL20170127) was approved to create 87 residential lots, 4 municipal reserves lots with a total of ± 0.65 acres in size, and internal roads. This subdivision has not been endorsed. The applicant indicated that this old application would be closed if the new subdivision application (PL20200048) is approved.</td> </tr> <tr> <td style="vertical-align: top;">July 25, 2017</td> <td>Bridges of Langdon Phase 1 redesignation application (PL20170054) was approved to redesignate ± 12.42 hectares (± 30.69 acres) of land from Ranch and Farm District (RF) to Hamlet Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the development of Phase 1.</td> </tr> <tr> <td style="vertical-align: top;">December 13, 2016</td> <td>Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the hamlet of Langdon.</td> </tr> </table>		June 22, 2020	Re-submission of the Bridges of Langdon Phase 1 subdivision application (PL20200048) was approved under the new Transportation Off-Site Levy Bylaw, Stormwater Off-Site Levy Bylaw, and Water and Wastewater Off-Site Levy Bylaw.	October 24, 2017	Bridges of Langdon Phase 1 subdivision application (PL20170127) was approved to create 87 residential lots, 4 municipal reserves lots with a total of ± 0.65 acres in size, and internal roads. This subdivision has not been endorsed. The applicant indicated that this old application would be closed if the new subdivision application (PL20200048) is approved.	July 25, 2017	Bridges of Langdon Phase 1 redesignation application (PL20170054) was approved to redesignate ± 12.42 hectares (± 30.69 acres) of land from Ranch and Farm District (RF) to Hamlet Residential Three District (HR-3) and Public Services District (PS), in order to facilitate the development of Phase 1.	December 13, 2016	Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the hamlet of Langdon.
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ROCKY VIEW COUNTY

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 2,303 adjacent landowners. Two (2) letters in support from one property and one (1) letter of concern were received.

The application was also circulated to a number of internal and external agencies; relevant responses are set out in Attachment 'B'.